

RENTAL 64 CASTLEREAGH STREET, SYDNEY Storch Nominees ATF DS Superfund

Rent Payment Ledger and Schedule (Cash basis)

Opening Balance 30th June 2019 \$ 21,350

Rent date	Rent Due	Rent Paid	Adjustment	Notes
				-6600 fitout adjustment 1/7/2019
Jul-19	3300			
Aug-19	3300			
Sep-19	3300	-2200		
Oct-19	3300	-4400		
Nov-19	3300	-5500		
Dec-19	3300	-3300		
	19800	-15400	-6600	-2200
December 2019 Closing Balance				\$ 19,150
		-	9,575	Rental waiver 50%
		-	9,575	Rental deferral 50%
December 2019 Adjusted Balance				\$ -
Jan-20	3300	-3300		
Feb-20	3300			
Mar-20	3300			
Apr-20	3300			
May-20	3300			
Jun-20	3300			
	19800	-3300		16500
			-8250	Rental waiver 50%
			-8250	Rental deferral 50%

Since the decline in Business has been approximately 57.5% Jan-June 2019 to same period 2020:
Lessor offers to waive 50% of past due, balance to be paid at \$1000 per month once situation stabilises.
Rental increase planned for Jan 2020 will be postponed until situation stabilises.

Rent owing	\$ -
Rent deferred previous due	9575
Rent deferred current period	8250

EOY Situation June 2020

Jul-20	3300		
Aug-20	3300		
Sep-20	3300		
Oct-20	3300		
Nov-20	3300		
Dec-20	3300		
	19800	-19800	0
		-9900	Rental waiver 50%
		-9900	Rental deferral 50%

Since the decline in Business has been approximately 40% July-Dec 2019 to same period 2020:
Lessor offers to waive 40% of past due, balance to be paid at \$1000 per month once situation stabilises.

Rent owing	\$ -
Rent deferred current period	9900

		Rent deferred previous due	17825
	Jan-21	3300	
	Feb-21	3300	
	Mar-21	3300	
	Apr-21	3300	
	May-21	3300	
	Jun-21	3300	
EOY Situation June 2021		-6930 Rental waiver 35%	
		-6930 Rental deferral 35%	
		19800	-13860
			5940

Rent owing	\$	5,940
Rent deferred current period		6930
Rent deferred previous due		27,725

	Jul-21	3000	GST deregistered 1st July 2021	
	Aug-21	3000		
	Sep-21	3000		
	Oct-21	3000		
	Nov-21	3000		
	Dec-21	3000		
			-6300	
			-6300	
Situation December 2021		18000	-12600 \$	5,400

Since the decline in Business has been approximately 37% Jan-Dec 2019 to same period 2021:
Lessor offers to waive 35% of past due, balance to be paid at \$1000 per month once situation stabilises.

Rent owing	\$	11,340
Rent deferred current period		6,300
Rent deferred previous due		34,655
Rent deferred payable 24 months		40,955

Situation into January 2022

New lease at \$3600 per month (no GST payable)
Deferred rental at \$1000 per weekly

	Jun-21	Dec-21		
Payable immediately	5940	5400	\$	11,340

Deferred rental COVID	
Dec-19	9575
Jun-20	8250
Dec-20	9900
Jun-21	6930
Dec-21	6300
	\$ 40,955
Pay \$1000 weekly	

Monthly catch up	
Jan-22	3600 Pay April
Feb-22	3600 Pay April
Mar-22	3600 Pay May
Apr-22	3600 Pay May
May-22	3600 Pay June
Jun-22	3600 Pay June
	\$ 21,600

**STORCH NOMINEES
AS TRUSTEE FOR
THE DANIEL STORCH SUPERANNUATION FUND
19 177 945 063**

**The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000**

25th June 2019

Re: Office Refurbishments and Rental Review 2019 Financial Year

Dear Tania

Thank you for your correspondence 17th June 2019.

Let me assure you that I understand your position. I have been able to review your circumstances and am able to again offer you some compensation towards the rental for the premises.

It was resolved that Storch & Co Pty Ltd should be granted compensation equivalent to 2 months for this financial year (2019). These funds are offered with the understanding that payments need to be maintained as current as discussed.

I thank you for your understanding in this matter and I can inform you that the refurbishment works will be completed by the end of the year to avoid any further inconvenience to you and your company.

With completion of the refurbishment works it is my belief that the rent should be increased by 30% at that time and a new lease will need to be signed.

Regards

A handwritten signature in black ink, appearing to read 'D Storch', with a large, stylized flourish at the end.

Daniel Storch



RUSSIAN AND PREMIUM CUT DIAMONDS

STORCH & CO.

Storch Nominees ATF
The Daniel Storch Superannuation Fund
Suite 803, Level 8,
64 Castlereagh St
SYDNEY NSW 2000

17th June 2020

Re: COVID-19 Rental Agreements; 64 Castlereagh Street

Dear Sir

Thank you for your offer of assistance.

Our trading has been greatly effected by this Covid-19 virus situation and things have gone very quiet with the uncertainty around.

It is very difficult to know how things will be in the next few months.

I appreciate your understanding and willingness to assist us in maintaining a viable way forward with our business and the tenancy.

As requested please find our trading figures for the period 1st January – 17th June 2020 versus 2019.

Revenue for the 2019 period was 904,858

Revenue for the 2020 period was 386,123

This represents a drop of 57% in sales revenue.

Again thank you for your understanding with discussions in this matter.

I greatly anticipate your response.

Regards

Tania Migachov

Office Manager

STORCH & CO. PTY LTD ABN 15 000 431 087

Suite 803, Level 8 64 Castlereagh Street. Sydney NSW 2000

Telephone: 02 9226 7300 Facsimile: 02 9226 7310 email: info@storchco.com.au



RUSSIAN AND PREMIUM CUT DIAMONDS

STORCH & CO.

Storch Nominees ATF
The Daniel Storch Superannuation Fund
Suite 803, Level 8,
64 Castlereagh St
SYDNEY NSW 2000

7th January 2021

Re: COVID-19 Rental Agreements; 64 Castlereagh Street

Dear Sir

Thank you for your assistance to date.

Our trading has continued to be adversely effected by this Covid-19 virus situation and things have gone very quiet with the uncertainty around. I appreciate your understanding and willingness to assist us in maintaining a viable way forward with our business and the tenancy.

As requested please find our trading figures for the period July – December 2020 versus July –December 2019.

Revenue for the 2019 period was 1,189,801

Revenue for the 2020 period was 713,346

This represents a drop of 40% in sales revenue.

Again thank you for your understanding. Please advise what you can offer for the next 6 months in terms of rental assistance.

I greatly anticipate your response.

Regards

Tania Migachov
Office Manager

STORCH & CO. PTY LTD ABN 15 000 431 087

Suite 803, Level 8 64 Castlereagh Street. Sydney NSW 2000

Telephone: 02 9226 7300 Facsimile: 02 9226 7310 email: info@storchco.com.au



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STORCH & CO.

Storch Nominees ATF
The Daniel Storch Superannuation Fund
Suite 803, Level 8,
64 Castlereagh St
SYDNEY NSW 2000

5th July 2021

Re: COVID-19 Rental Agreements; 64 Castlereagh Street

Dear Sir

Thank you for your assistance to date.

Our trading has continued to be adversely effected by this Covid-19 virus situation and trading is still unpredictable and inconsistent. I appreciate your understanding and willingness to assist us in maintaining a viable way forward with our business and the tenancy.

As requested please find our trading figures for the period 1st January – 30th June 2021 versus January – June 2019.

Revenue for the 2019 period was 904,858

Revenue for the 2021 period was 657,710

This represents a decrease of 27.5% in sales revenue.

Again thank you for your understanding. Please advise what you can offer for the next 6 months in terms of rental assistance.

I greatly anticipate your response.

Regards

Tania Migachov
Office Manager



RUSSIAN AND PREMIUM CUT DIAMONDS

STORCH & CO.

Storch Nominees ATF
The Daniel Storch Superannuation Fund
Suite 803, Level 8,
64 Castlereagh St
SYDNEY NSW 2000

10th January 2022

Re: COVID-19 Rental Agreements; 64 Castlereagh Street

Dear Sir

Thank you for your assistance to date.

Our trading has continued to be adversely effected by this Covid-19 virus situation for the past 6 months and trading is still unpredictable; the situation seems to be improving across the country

. I appreciate your understanding and willingness to assist us in maintaining a viable way forward with our business and the tenancy.

As requested please find our trading figures for the period 1st July – 31st December 2021 versus July – December 2019.

Revenue for the 2019 period was 1,189,801

Revenue for the 2021 period was 663,784

This represents a decrease of 45% in sales revenue.

Again thank you for your understanding. Please advise what you can offer for the past 6 months in terms of rental assistance.

I greatly anticipate your response.

Regards

Tania Migachov

Office Manager

STORCH & CO. PTY LTD ABN 15 000 431 087

Suite 803, Level 8 64 Castlereagh Street. Sydney NSW 2000

Telephone: 02 9226 7300 Facsimile: 02 9226 7310 email: info@storchco.com.au

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19 177 945 063

The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000

16th March 2020

Re: COVID Assistance, Office Refurbishments and Rental Review 2020 Financial Year

Dear Tania

Hope all is well for you and continues to be so.

As you are aware there has been no substantial further work carried out on the fitout of your suite since we last spoke. I must apologise for this as I had hoped to have the fitout complete by now.

Unfortunately I am unable to do any work on this myself at this time as I have a broken arm. I have reviewed your circumstances and will be able to again offer you some compensation towards the rental for the premises.

With respect to signing the new lease as agreed previously, this will need to be completed as you have been running on a month to month basis for too long and my accountant is requesting it.

With the recent arrival of the COVID 19 virus in Australia I suggest we wait for a month or two to see how events play out in regard to both these matters.

Regards

Daniel Storch

STORCH NOMINEES
AS TRUSTEE FOR
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19 177 945 063

The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000

16th June 2020

Re: COVID Assistance, Office Refurbishments and Rental Review 2020 Financial Year

Dear Tania

Hope all is well for you and continues to be so.

Thank you for your time to discuss the rental situation.

It is indeed an unusual situation and there is much uncertainty as to what will happen in Australia for the foreseeable future with this Covid 19 virus. However we do need to work something out and we may be able to adjust things as time passes to adapt to the unfolding events.

Can I suggest the following at this time:

- 1/ Hold off on signing the new lease until the situation stabilises.
- 2/ If you can provide me with the amount that your turnover has been reduced (as a Percentage) then we can work out a deferral and waiver of rent in this regard.
- 3/ You will need to make do with the current state of the premises until works can be completed but I am happy to take this into account when considering other assistances.

I would like you to be able to continue as a business and continue as a tenant through these uncertain and challenging times so you can be secure in knowing that I will offer any assistance possible. Good Luck.

Regards

Daniel Storch

**STORCH NOMINEES
AS TRUSTEE FOR
THE DANIEL STORCH SUPERANNUATION FUND**

19 177 945 063

The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000

29th June 2020

Re: COVID Assistance and Rental Review 2020 Financial Year

Dear Tania

Thank you for your time again to discuss the rental situation. Thank you also for the revenue information provided.

It is indeed an uncertain situation in Australia with this Covid-19 virus. The figures presented certainly show a marked decrease for your business in the first half of 2020.

We have previously agreed that we will continue with the tenancy in its current condition and that we will continue on the month to month leasing arrangement. I would request your agreement to signing a new lease once the situation has stabilised.

Can I suggest the following at this time:

- 1/ In view of the outstanding rent as of 31st December 2019 the Lessor shall waive 50% and the remaining 50% shall be deferred for 24 months.
- 2/ For the calendar year of 2020 rent shall be as follows: 50% shall be waived and the remaining 50% shall be deferred for 24 months or until the situation stabilises.
- 3/ This assistance is to be review each 6 months starting from end of December 2020. Please provide trading figures at this time.

Note: the "Situation Stabilising" would be when your trading recovers to near 2019 figures or above.

This will also need to be reviewed in December 2020 and within each 6 months following.

I believe this is a fair and just position, perhaps even generous but I would like you to be able to continue as a business and continue as a tenant through these uncertain and challenging times.
Good Luck.

Regards

Daniel Storch

**STORCH NOMINEES
AS TRUSTEE FOR
THE DANIEL STORCH SUPERANNUATION FUND**

19 177 945 063

**The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000**

30th December 2020

Re: COVID Assistance and Rental Review December 2020

Dear Tania

Hope all is well for you.

Could you please provide me with the updated revenue figures for the period of 1st July-31st December 2020 at your earliest convenience so that we can update our rental agreement for the next 6 months?

With the recent outbreak and lockdown in the Northern Beaches it appears it will still be some time before the situation will be stabilised.

Regards

Daniel Storch

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19 177 945 063

The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000

10th January 2021

Re: COVID Assistance and Rental Review 2020 Financial Year

Dear Tania

Thank you for your time again to discuss the rental situation. Thank you also for the revenue information provided.

It is indeed an uncertain situation in Australia with this Covid-19 virus. Whilst the figures presented certainly show a marked decrease for your business in the second half of 2020 there is a marked improvement over the previous 6 months which is encouraging for your company's future.

Can I suggest that for the time being we work off a waiver of 40% and a deferral of 40% for the current 6 months being 1st January to 30th June 2021. We will review these numbers again and adjust the percentage accordingly if necessary in the first week of July 2021.

I believe this is a fair and just position, perhaps even generous but I would like you to be able to continue as a business and continue as a tenant through these uncertain and challenging times.
Good Luck.

Regards

Daniel Storch

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19 177 945 063

The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000

8th July 2021

Re: COVID Assistance and Rental Review 2020 Financial Year

Dear Tania

Thank you for the revenue information provided.

The figures presented again show a marked decrease for your business in the first half of 2021 however if you think back to Jan-June 2020 there is definitely an improvement which is encouraging.

Can I suggest that for the time being we work off a waiver of 30% and a deferral of 30% for the current 6 months being 1st July to 31st December 2021. We will review these numbers again and adjust the percentage accordingly if necessary in the first week of January 2022.

I believe this is a fair and just position, perhaps even generous but I would like you to be able to continue as a business and continue as a tenant through these uncertain and challenging times.

Regards

Daniel Storch

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19 177 945 063

The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000

12th January 2022

Re: COVID Assistance and Rental Review 2022 Financial Year

Dear Emelia

Thank you for the revenue information provided.

With the recent lockdowns in Sydney and Melbourne the figures presented again show a marked decrease for your business in the second half of 2021 however it does seem like we may get to the end of this situation moving forward which is encouraging.

Can I suggest that we adjust the discounts for the full calendar year of 2021 and work off a waiver of 35% and a deferral of 35% for the full year being 1st January to 31st December 2021. Hopefully there will be no further need to adjust rents this year.

I believe this is a fair and just position, perhaps even generous but I would like you to be able to continue as a business and continue as a tenant through these uncertain and challenging times.

Regards

Daniel Storch

**STORCH NOMINEES
AS TRUSTEE FOR
THE DANIEL STORCH SUPERANNUATION FUND**

19 177 945 063

The Office Manager
Storch & Co Pty Ltd
Suite 803, Level 8,
64 Castlereagh Street
SYDNEY NSW 2000

31st March 2022

Re: COVID Assistance and Rental Review 2022 Financial Year

Dear Emelia

Hope all is well for you and the situation improving for the business.

With the easing of all restrictions in the eastern states and lower hospitalisations as well as lower death rates it seems that the Covid situation has improved and looks like business may get back to normal.

I believe I have been very reasonable with the rental situation and that maybe now the situation seems to be more stable. With this in mind I think we should have in place a plan to bring the rent fully up to date.

With this increased stability in mind can I suggest that we do the following:

Pay any rent due ASAP (not including deferred rental) \$11,340

Pay deferred rental at \$1000 per week from 1st April 2022 \$40,955

Catch Up 2022 Monthly Rent @\$3600 per month by end of June 2022

I believe this is a fair and just position. I would like you to be able to continue as a business and continue with you as a tenant but I do need you to recognise my position and respond accordingly.

Many thanks and Regards

Daniel Storch